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**PLANNING COMMISSION**

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 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen

**COMMUNITY DEVELOPMENT DEPARTMENT****PLANNING COMMISSION AGENDA**

Tuesday, September 6, 2005  
 San Bruno Senior Center  
 1555 Crystal Springs Road  
 7:00 p.m.

**Roll Call****Pledge of Allegiance**

1.	<b>Approval of Minutes</b>	August 16, 2005	
2.	<b>Communications</b>		
3.	<b>Public Comment</b>		<b>Actions</b> ↓
4.	<b>997 Green Avenue            (V-05-04)</b>  <u><b>Environmental            Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Variance to allow the construction of an addition which proposes to encroach into the required 10'-0" street side yard setback per Sections 12.96.060.D.5 and 12.124 of the San Bruno Zoning Ordinance. HL Design, Inc. (Applicant); Luis Mena (Owner).	
5.	<b>816 4<sup>th</sup> Avenue            (UP-05-48)</b>  <u><b>Environmental            Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow the construction of first and second floor additions, which proposes to increase the Gross Floor Area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Code. Magda McKearin (Applicant); Rufino Velazquez (Owner).	
6.	<b>710 3<sup>rd</sup> Avenue            (UP-05-49)</b>  <u><b>Environmental            Determination:</b></u> Categorical Exemption	Request for a Conditional Use Permit to allow the construction of first and second floor additions, which proposes to increase the Gross Floor Area by more than 50% and which proposes to exceed 1,825 square feet of gross floor area while only providing a 1-car garage per	

	<b><u>Zoning:</u></b> R-1 (Single Family Residential)	Sections 12.200.030.B.2 and 12.200.080.A.2 of the San Bruno Zoning Ordinance. Kelvin Bandera (Applicant); Emma and Jose Leyva (Owners).	
7.	<b>3004 Longview Drive (UP-05-45)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow the construction of an addition which proposes to exceed Floor Area Ratio of .55 and to exceed 2,800 square feet of gross floor area while only providing a 2-car garage per Sections 12.200.030.B.2 and 12.200.080.A.3 of the San Bruno Zoning Ordinance. Hipolito Espinoza (Applicant); Kaithra George (Owner).	
8.	<b>190 Tehama Court (UP-04-48)[Amendment]</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for an amendment to a previously approved Use Permit to allow a 168 sq. ft. addition. Including the previously approved 898 sq. ft. addition, this project proposes to exceed the .55 Floor Area Ratio guideline, and proposes to exceed 2,800 sq. ft. while only having a two car garage per Section 12.200.030.B.1, 12.200.030.B.2, and 12.200.080.A.3 of the San Bruno Zoning Code.	
9.	<b>Amendment to Chapter 12.80 of the San Bruno Municipal Code</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> All Zoning Districts Except Single Family Residential (R-1) & Low Density Residential (R-2)	Request for a Zoning Code Text Amendment to define the term "Loft" and make reference to the Uniform Building Code with chapter 12.80 of the San Bruno Municipal Code per Chapter 12.136 of the San Bruno Municipal Code.	
10.	<b>City Staff Discussion</b>	Select September 15, 2005 Architectural Review Committee Members	
9.	<b>Planning Commission Discussion</b>		
10.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*